

PLACER COUNTY
REDEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Members of the Redevelopment Agency Board
FROM: Richard Colwell, Chief Assistant CEO-Redevelopment Director *R. E. Colwell*
James LoBue, Deputy Director
DATE: June 23, 2009
SUBJECT: Adopt a Resolution Approving the Redevelopment Agency Proposed FY 2009-2010
Budget in the amount of \$26,559,626

ACTION REQUESTED

Adopt a resolution approving the Redevelopment Agency Proposed FY 2009-2010 Budget in the amount of \$26,559,626.

BACKGROUND

The Redevelopment Agency (Agency) continues to implement its projects and programs in pursuit of the goals defined in the Redevelopment Plans and Five Year Implementation Plans for its three Redevelopment Project Areas – North Lake Tahoe, North Auburn, and Sunset Industrial. In the past year the Agency made significant positive strides toward meeting many of those goals, despite the overall economic downturn and reduction in private redevelopment activity. As described in the attached description of FY 2008-2009 Goals and Achievements, the Agency advanced a number of key projects and programs to remove blight, improve infrastructure and public facilities deficiencies, assist business expansion and job creation, and expand and improve housing opportunities for local residents.

Highlights of the North Auburn Redevelopment Project Area program included:

- Major face lift and addition of two new anchor stores to the Rock Creek Plaza Shopping Center
- Completion of a master plan for beautification and improvement of the North Auburn Highway 49 corridor
- Completion of the new Auburn Plaza Shopping Center and adjacent road and infrastructure improvements
- Approval and issuance of four commercial loans for property improvements and assistance to local businesses
- Property acquisition, site cleanup, and the release of a Request for Proposals for development of a 6.2 acre Bowman property

Highlights of the Sunset Industrial Redevelopment Project Area program included:

- Groundbreaking for construction of the Highway 65/Sunset Boulevard Interchange
- Planning and support for the Scilacci Farms flood control project

- Continued support for local Sunset Area businesses and their new business association
- Approval and issuance of multiple housing rehabilitation assistance and First Time Homebuyer loans for Western Placer County residents

Highlights of the North Lake Tahoe Redevelopment Project Area program included:

- Completion of land assembly, substantial completion of site cleanup, and strategic planning for the Kings Beach Eastern Gateway mixed-use development project
- Continued advancement of multiple Community Enhancement Program projects
- Completion of design and environmental certification in preparation for the bidding and construction of the Tahoe City Transit Center Project
- Completed installation of the Kings Beach Gateway Monument Sign and completed design in preparation for the bidding and construction of two Tahoe City Gateway Monument Signs
- Advancement of design, environmental review, and financial planning for the Kings Beach Scattered Sites Housing Project

For the coming fiscal year the Agency anticipates continuing its support and focus on these projects and programs. As a result of the overall economic slowdown and cognizant of the fiscal constraints facing the County, State and other public agencies with whom the Agency regularly coordinates its activities, the Agency is approaching the coming fiscal year with an attempt to reduce administrative expenses, leverage available outside resources, and focus on key projects and objectives.

The Agency's FY 2009-2010 Proposed Budget totals \$26,559,626 and includes reserves in each Redevelopment Project Area in order to enable the Agency to fund longer term, multi-year projects as well as meet anticipated future fiscal constraints and program demands. Total projected expenditures for FY 2009-2010 are \$18,711,388, which is substantially below the \$23,077,911 in the FY 2008-2009 Proposed Budget. The projection of total Agency tax increment revenue for Fiscal Year 2009-2010 is a 1.07% growth over FY 2008-2009. This rate is significantly below the 3% growth rate projected in the FY 2008-2009 Proposed Budget.

In its efforts to maximize efficiencies, leverage outside resources, and do 'more with less', the Proposed Budget has reduced administrative costs by funding one fewer professional staff position and cutting back on associated overhead costs. However, in the coming year the Agency anticipates increasing its use, and cost reimbursement, of various County staff services through expanded Service Agreements. The Agency proposes using available County staff in various departments to perform services that were typically contracted out in the past to private consultants. Examples include construction management services for the Rock Creek Plaza public improvements project, inspection and project management services for housing rehabilitation projects, and blight surveys and analysis in the North Lake Tahoe Project Area.

For the coming fiscal year, in addition to continuing support for existing projects and programs, the Agency proposes to advance a select number of new projects and programs. These include the following:

North Auburn Redevelopment Project Area

- Support Phase II of the Auburn Plaza Shopping Center development and continue to support the recruitment and establishment of anchor tenants for both project phases
- Explore the commercial development potential for key DeWitt properties
- Solicit more projects in the North Auburn and Bowman areas for commercial and façade improvement loans - \$265,000

Sunset Industrial Redevelopment Project Area

- Support the planning and design for the Scilacci Farms Flood Control project - \$500,000
- Explore potential sewer, transportation, and other infrastructure improvement projects in support of future industrial and commercial development

North Lake Tahoe Redevelopment Project Area

- Acquire additional commercial property in Kings Beach for potential future public parking and mixed-use development improvements - \$1,800,000
- Acquire a Trout Street property in Kings Beach for the Domus Development Kings Beach Housing Now project - \$500,000
- Support the North Tahoe Public Utilities District public park and parking lot improvement on National Avenue in Tahoe Vista - \$500,000
- Support the preparation of a new Chapter 15 amendment and associated Environmental Impact Statement work for the Tahoe Regional Planning Agency - \$140,000

ENVIRONMENTAL STATUS

The proposed action is an administrative action and does not constitute a project and is exempt from environmental review per California Environmental Quality Act Guidelines section 15178(b)(5).

FISCAL IMPACT

The Agency's proposed FY 2009-2010 Proposed Budget includes \$26,559,626 from a combination of tax increment, bond proceeds, state and federal grants and loans, and private contributions. There is no fiscal impact to the County General Fund.

RECOMMENDATION

Adopt a resolution approving the Agency Proposed FY 2009-2010 Budget in the amount of \$26,559,626.

Attachments: Resolution

Proposed FY 2009-2010 Budget Summary Table

Proposed Indebtedness Table

FY 2009-2010 Summary Work Program

FY 2008-2009 Summary Goals and Achievements

cc: Karin Schwab, Agency Counsel

**Before the Placer County
Redevelopment Agency Board of Directors
County of Placer, State of California**

In the matter of:

**Adopt a resolution to approve the Redevelopment Agency's
proposed FY 2009-2010 Budget in the amount of \$26,559,626.**

Reso. No. _____

Ord. No: _____

First Reading: _____

The following Resolution was duly passed by the Redevelopment Agency Board

of the County of Placer at a regular meeting held June 23, 2009

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

**Attest:
Clerk of said Board**

Chair, Agency Board

WHEREAS, pursuant to Health & Safety Code Section 33606, a proposed budget for Fiscal Year 2009-2010 is submitted to the Redevelopment Agency by the Redevelopment Director and is attached as "Proposed Budget Summary"; and

WHEREAS, Agency staff reviewed the Proposed Budget and recommends its adoption; and

WHEREAS, the deposit of 20% of the net tax increment is budgeted in Fund 504, Housing Set Aside in the amount of \$2,124,000; and

WHEREAS, the public improvements set forth in the Agency 2009-2010 Budget are of benefit to the respective redevelopment Project Areas in and near where such improvements will be constructed; and

WHEREAS, such improvements will help to alleviate blighting conditions in the applicable Project Areas; and

WHEREAS, the payment of the costs of such improvements is consistent with the Agency's adopted Implementation Plans; and

WHEREAS, no other reasonable means of financing such improvements are available; and

WHEREAS, to the benefit of the Agency, Placer County staff provide valuable program management, planning and financial management for the agency in the sum of \$2,012,951; and

WHEREAS, the proposed planning and administrative expenses are necessary for the production, improvement, or preservation of low- and moderate-income housing during the Fiscal Year 2009-2010 Agency budget year; and

WHEREAS, pursuant to Health and Safety Code section 333334.2 (g) the use of moneys from the Housing Set Aside Fund to fund housing projects outside any redevelopment Project Area will be of benefit to the each redevelopment Project Area within the County.

NOW, THEREFORE BE IT RESOLVED by the Placer County Redevelopment Agency Board that the Fiscal Year 2009-2010 Budget is hereby adopted.

PLACER COUNTY REDEVELOPMENT AGENCY
FY 2009-10

PROPOSED BUDGET SUMMARY

Revenues	N. Tahoe 505-100	N. Auburn 505-200	Sunset 505-300	NT Bond 505-600	NA Bond 505-700	Total Capital Projects	N. Tahoe 504-100	N. Auburn 504-200	Sunset 504-300	General 504-400	CW Hg Bond 504-500	Total Housing	FY'09-10 Revised Budget
Available Fund Balance (Unreserved/Undesignated)	2,226,122	98,545	1,001,278	8,636,479	706,764	12,669,687	693,381	41,137	77,223	-	2,023,197	2,834,938	15,504,626
Reserves - (Increase)/Decrease	169,536	-	1,739,675	(1,039,051)	540,697	1,410,857	106,150	-	-	-	-	106,150	1,517,007
Tax Increment	3,487,000	766,000	1,410,000	-	-	5,663,000	1,337,000	282,000	505,000	-	-	2,124,000	7,787,000
Long-Term Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenues	32,880	1,504,906	-	-	-	1,537,786	118,069	-	-	95,139	-	213,208	1,750,994
Total FY09-10 Revenue	3,519,880	2,270,906	1,410,000	-	-	7,206,786	1,455,069	282,000	505,000	95,139	-	2,337,208	9,537,994
FY09-10 Available Revenues	5,915,538	2,369,451	4,151,453	7,597,428	1,247,461	21,281,330	2,254,600	323,137	582,223	95,139	2,023,197	5,278,296	26,559,626

Expenditures	N. Tahoe 505- 100	N. Auburn 505- 200	Sunset 505-300	NT Bond 505- 600	NA Bond 505- 700	Total Capital Projects	N. Tahoe 504- 100	N. Auburn 504-200	Sunset 504- 300	General 504-400	CW Hg Bond 504-500	Total Housing	FY'08-09 Revised Budget
Salaries & Employee Benefits	715,479	148,383	113,272	45,725	60,293	1,083,152	424,633	139,960	226,950	89,781	48,475	929,799	2,012,951
Services & Supplies	1,206,572	1,619,841	227,423	1,902,729	867,916	5,824,480	376,496	109,961	123,112	5,358	74,722	689,649	6,514,129
Other Charges	2,039,488	601,227	1,584,744	-	-	4,225,460	1,453,471	73,216	232,161	-	1,800,000	3,558,848	7,784,308
Land	400,000	-	-	1,400,000	-	1,800,000	-	-	-	-	-	-	1,800,000
Subtotal FY09-10 Expenditures	4,361,539	2,369,451	1,925,439	3,348,454	928,209	12,933,092	2,254,600	323,137	582,223	95,139	1,923,197	5,178,296	18,111,388
**FY09-10 Designated Reserves	1,554,000	(0)	2,226,013	4,248,974	319,252	8,348,239	(0)	0	0	-	100,000	100,000	8,448,239
Grand Total Budget	5,915,538	2,369,451	4,151,453	7,597,428	1,247,461	21,281,330	2,254,600	323,137	582,223	95,139	2,023,197	5,278,296	26,559,626

PROPOSED INDEBTEDNESS

Under Article XVI, Section 16 of the California Constitution and Health and Safety Code Section 33670, a redevelopment agency is able to receive tax increment until its debts are paid. The Agency files an annual Statement of Indebtedness with the County Auditor by October 1 of each year to report its indebtedness and thus show its eligibility for the receipt of tax increments. The Agency filed its FY 2008-2009 Statement of Indebtedness with the County Auditor on September 30, 2008. The Agency is estimating the following indebtedness for FY 2009-2010:

	North Tahoe	Sunset	North Auburn	Total
Proposed Indebtedness				
2007-2008 Pass Throughs	1,683,440	568,699	319,920	2,572,059
General Fund Agreements	8,188,045	57,779	3,809,240	12,055,064
Agreements with Others	33,853,325	6,261,868	8,319,731	24,110,128
Housing Set Aside Fund	45,019,288	7,380,049	12,717,992	65,117,329
Total \$	88,744,098 \$	14,268,395 \$	25,166,883 \$	103,854,580

ATTACHMENT

FY 2009-2010 REDEVELOPMENT AGENCY PROPOSED BUDGET

SUMMARY WORK PROGRAM

The Redevelopment Agency operates under the goals, guidelines, and regulations established in the adopted Redevelopment Plans and Five Year Implementation Plans for the Agency's three Redevelopment Project Areas – North Auburn, Sunset Industrial and North Lake Tahoe. The Agency's overall goals, described in these plans, include:

- Elimination of blighting conditions
- Revitalization, redesign, and rehabilitation of deteriorated or underutilized areas
- Infrastructure and public facilities improvements
- Improvement of environmental hazards and deficiencies
- Commercial revitalization
- Provision of opportunities for residents and property owners to participate in the revitalization of their properties
- Provision of employment opportunities
- Improvement of the supply, quality, and availability of affordable housing

In order to achieve these goals, the Agency proposes to carry out the following 32 projects, programs, and activities during the 2009-2010 fiscal year:

NORTH AUBURN PROJECT AREA

COMMERCIAL AND INFRASTRUCTURE DEVELOPMENT PROGRAM

1. North Auburn Commercial Development Support – In FY 2009-2010 \$265,366 is budgeted for various programs and activities in the Project Area in support of new commercial development and the rehabilitation of existing commercial properties. Specific planned activities include:
 - A. Façade and Commercial Rehabilitation Loan programs
 - B. Continued coordination and support of business and property owners, as well as the Highway 49 and Bowman business associations, for the planning and implementation of future redevelopment and infrastructure improvement projects
 - C. Continued support for the Auburn Plaza Shopping Center in the recruitment of tenants and implementation of Phase II improvements
 - D. Research and planning of potential new redevelopment opportunities in the Project Area, including vacant sites in the County DeWitt Complex
2. Rock Creek Plaza Public Improvements - \$1,504,906 in Community Development Block Grant funds are budgeted for the final design and installation of streetscape improvements on Highway 49, Bell Road and Quartz Drive surrounding the Rock Creek Plaza Shopping Center. The

improvements will further upgrade the commercial district and enable additional future expansion and improvement of the private shopping center.

3. Highway 49 Beautification Project – In FY 2008-2009 a master plan for Highway 49 Corridor streetscape improvements was completed and full design begun on Phase I of the improvements. In FY 2009-2010 \$907,542 is budgeted to complete design and construction of the Phase I improvements. They include new sidewalks, street trees, enhanced crosswalks and related improvements along Highway 49 between Education Street and New Airport Road.
4. North Auburn Sewer Siphon – Construction began in FY 2008-2009 on a lift station and sewer siphon improvements. The budget includes \$20,666 for completion of the project. The project will upgrade substandard infrastructure and expand system capacity.
5. Reserves – The budget includes \$319,252 in reserves for use as future program needs arise.

AFFORDABLE HOUSING PROGRAM

6. Silverbend Property – The Agency has issued a request for development proposals for its 6.2 acre property on Silver Bend Way in Bowman. The budget includes \$30,514 for maintenance of the property as well as \$2,025,456 to support a proposed development that is anticipated to result from the Agency RFP.
7. Housing Assistance Programs – The Agency is budgeting \$54,340 in North Auburn Agency Housing Setaside and bond proceed funds to supplement grant funds received by the County for the operation of the Housing Rehabilitation Assistance Loan program and First Time Homebuyer Loan program.

PLANNING, ADMINISTRATION, AND DEBT SERVICE PAYMENT

8. Planning, Administration, and Debt Service - \$835,200 is budgeted to support the Agency's administration of its North Auburn Project Area programs as well as its planning and coordination with various County and outside parties for new North Auburn commercial project proposals and housing assistance programs. The funds will also cover debt service costs for the Agency's Housing Set-Aside Bond and North Auburn Commercial Bond.

SUNSET INDUSTRIAL PROJECT AREA

COMMERCIAL AND INFRASTRUCTURE DEVELOPMENT PROGRAM

9. Sunset Industrial Fire Department – Included in the budget is \$1,000,000 for support of a planned expansion of the Sunset Industrial Area's fire department facility on Athens Drive. The expansion project will support the overall Sunset area and is planned to begin construction during the fiscal year.
10. Scilacci Farms Flood Control Project – This proposed project will remove current local flooding hazards and reduce requirements for local development projects in the Sunset area to provide expensive flood control facilities on site. The Agency is budgeting \$500,000 as a match for anticipated State and Federal grant funds.
11. Highway 65-Sunset Boulevard Intersection – Agency funds were budgeted in FY 2008-2009 and no additional funds for the project are included in this budget. The project has begun construction and is planned to be substantially completed during the fiscal year.
12. Reserves – The budget includes \$2,226,013 in reserves, which are held to meet future Agency obligations and address program needs as they arise. The Agency has committed to provide an additional \$3,500,000 in current and future funding for transportation improvements in the area. This commitment, combined with the Agency's previous \$2,500,000 contribution to the Highway 65/Sunset Boulevard Interchange project has offset development impact fees and thus lessened the cost for private development in the area.

AFFORDABLE HOUSING PROGRAM

13. Housing Assistance Programs – The Sunset Industrial Area is not zoned for residential uses and so housing is not allowed within the Project Area boundaries. However, the Project Area generates Housing Set-Aside revenue, which is combined with North Auburn Project Area funds and other grants and loans to support various affordable housing programs. The Budget includes \$252,923 in Sunset Housing Set-Aside and Bond funds to support the Agency's Housing Rehabilitation Assistance Loan program, First Time Homebuyer Loan program and support for County and outside agency housing assistance programs.

PLANNING, ADMINISTRATION, AND DEBT SERVICE

14. Planning, Administration, and Debt Service - \$754,739 is budgeted to support the Agency's administration of its Sunset Industrial Project Area programs as well as its planning and coordination with various County and outside parties for new Sunset Industrial Area commercial project proposals and housing

assistance programs. The funds will also cover debt service costs for the Agency's Housing Set-Aside Bond.

NORTH LAKE TAHOE PROJECT AREA

COMMERCIAL AND INFRASTRUCTURE DEVELOPMENT PROGRAM

15. Kings Beach Eastern Gateway – As a result of multiple acquisitions over the past three years, the Agency has assembled an approximately 1.3 acre site at the southwest corner of Highway 28/Chipmunk Street. The Agency has substantially completed soil contamination remediation, blighted structures demolition and fencing of the site. In the coming year the Agency plans to spend \$115,757 to complete soil testing and remediation, provide relocation assistance for remaining tenants and demolish the remaining structures. In addition, the Agency plans to complete preliminary planning and design work in advance of issuing a request for proposals for development of a mixed use project.
16. Swiss Mart Project – Immediately across Highway 28 from the Kings Beach Eastern Gateway site, the Agency owns an approximately .3 acre property, which was formerly the location of the Swiss Mart gas station. The Agency has completed demolition of previous structures and is in the process of completing and clearing with the Lahontan Regional Water Quality Control Board remediation and testing activities for the removal of toxic contamination. The Agency is budgeting \$113,990 to complete these activities and include this site in the Kings Beach Eastern Gateway request for development proposals.
17. Kings Beach Commercial Property Acquisition – The Agency proposes to expend \$1,800,000 to acquire a site on the south side of Highway 28 between Fox Street and Chipmunk Street for the purpose of providing additional public parking in support of the Kings Beach commercial district as well as making a portion of the site available for future private development.
18. BB, LLC Kings Beach Town Center – The Agency continues to assist the owner of this approximately three acre site in the design and implementation of a substantial mixed use development under the Community Enhancement Program. In the coming year \$368,399 of Agency funds are planned to be expended under an existing Pre-development Loan Agreement for the design, engineering, and environmental review activities of the project.
19. Ferrari Family Resort Project – The Agency continues to work with the property owners in pursuit of implementation of this mixed use Community Enhancement Program new development. In the coming year \$49,306 is budgeted for Agency planning and staff support activities.

20. Tahoe City Gateway Monument Signs – Design has been completed and the Agency proposes to spend \$127,108 in FY 2009-2010 for the installation of two Gateway Monument Signs at main entryways of Tahoe City.
21. Tahoe City Transit Center - Construction is planned to begin in 2009 and \$523,467 is budgeted for the Agency's support of the Tahoe City Transit Center. Of this amount \$500,000 is proposed for construction costs and the remainder for Agency staff coordination and support.
22. Tahoe City Wye Improvements Project – An Agency contribution of \$200,000 is budgeted for improvements to the Wye Intersection of Highways 28 and 89 in Tahoe City.
23. Tahoe Vista Parking Lot – An Agency contribution of \$500,000 is budgeted for support of a North Tahoe Public Utilities District project to expand public parking located at the intersection of National Avenue and Highway 28 in Tahoe Vista.
24. Commercial Core Improvement Project – The Agency has committed a total of \$11,000,000 in funding support for the CCIP. This total includes support of roadway improvements, storm drain and water quality improvements, public parking lots, and streetscape improvements. The total funding commitment is reflected in prior and projected future expenditures for public parking lots and related improvements as well as the commitment of reserve funds.
25. Deer-Rainbow Public Parking Lot – In the coming year the Agency is budgeting \$1,224,986 for the design and installation of a public parking lot and associated landscaping, pedestrian pathway, and water quality improvements for the Agency-owned property near the intersection of Deer and Rainbow Streets in Kings Beach.
26. Business Support Programs – The Agency supports local North Tahoe businesses and their networks, in large part through core funding support for the North Tahoe Business Association and Tahoe City Downtown Association. A total of \$135,096 is budgeted for these programs.
27. Reserves – The Agency is holding \$5,678,886 in reserves for future expenditures of the Commercial Core Improvement Project as well as \$5,302,974 for anticipated future expenditures on several other targeted redevelopment projects, including: extraordinary infrastructure costs of multiple Community Enhancement Program projects, water quality improvement and other environmental enhancement projects, streetscape improvements in support of commercial and mixed use redevelopment projects, infrastructure improvements in support of a North Tahoe bio-mass

co-generation project, and other improvements in support of redevelopment activities within the Redevelopment Project Area.

AFFORDABLE HOUSING PROGRAM

28. Domus Development Kings Beach Scattered Sites Housing Project – The Agency has acquired multiple scattered sites in Kings Beach and entered into an Option Agreement and Pre-development Loan Agreement with Domus Development to assist this Community Enhancement Program. In the coming year the Agency plans to expend \$843,539 for the advancement of this project, including \$500,000 for the acquisition of an available property on Trout Street and the remainder as outlays for reimbursement of design, engineering, and environmental review costs under the existing Pre-development Loan Agreement.
29. North Tahoe Housing Assistance Programs - \$486,924 is budgeted for ongoing Agency support of its Housing Rehabilitation Assistance Loan program, First Time Homebuyer Loan program, and planning and coordination for proposed future housing development projects.
30. Vista Village Project – The Agency plans to expend \$23,262 for planning, coordination and staff technical support of the Vista Village Housing Project in Tahoe Vista.
31. Property Management and Relocation Assistance – The Agency is budgeting \$298,210 for the operation and maintenance of multiple Agency-owned properties as well as relocation assistance payments for tenants that would be displaced from Agency-owned properties as a result of housing development projects.

PLANNING, ADMINISTRATION, AND DEBT SERVICE

32. Planning, Administration, and Debt Service – A total of \$3,654,543 is budgeted to pay required debt service on Commercial and Housing bonds, Tahoe Regional Planning Agency and internal processing costs for development of a new Chapter 15 section in the North Tahoe Regional Plan, and other planning and administrative costs for the operation of the Agency's overall North Lake Tahoe Redevelopment Project Area program.

ATTACHMENT

FY 2008-2009 GOALS AND ACHIEVEMENTS

In Fiscal Year 2008-2009 the Redevelopment Agency actively pursued the accomplishment of the following stated goals:

- Elimination of blighting influences
- Revitalization, redesign, and rehabilitation of deteriorated or underutilized areas
- Infrastructure and public facility improvements
- Improvement of environmental deficiencies
- Commercial revitalization
- Provision of opportunities for residents and property owners to participate in the revitalization of their properties
- Provision of employment opportunities
- Improvement of the supply, quality, and condition of affordable housing

The Agency addressed these goals during the fiscal year with a range of projects, programs, and activities in each of the three Project Areas. The most significant accomplishments were as follows:

Administrative/Fiscal

- Prepared and received Board approval for the FY 2008-2009 Proposed Agency Budget
- Prepared and received Board approval for the FY 2008-2009 Final Agency Budget
- Received a clean audit report for the period July 1, 2007 to June 30, 2008
- Submitted mandated California monitoring reports in accordance with State requirements
- Prepared and submitted an Annual Report in conformance with California Community Redevelopment Law regulations
- Continued fiscal oversight responsibilities for the County's Community Development Block Grant (CDBG), and HOME funds as well as associated Program Income Revolving Loan funds
- Prepared and submitted applications for Infill Infrastructure Grant (IIG), CDBG, HOME and CDBG Housing Trust Fund Matching Grant funds; were successful in receiving grants of \$800,000 in HOME funds to support the Housing Rehabilitation Assistance Loan program and First Time Homebuyer Loan program and \$3,300,000 of IIG funds to finance infrastructure improvements associated with the Kings Beach Scattered Sites Housing Project
- Worked cooperatively with the State Department of Housing and Community Development to complete grant agreement requirements for a \$1,804,906 CDBG Economic Development grant for public improvements associated with the Rock Creek Plaza Shopping Center in North Auburn

- Administered, in conformance with existing agreements and regulations, the portfolio of existing loans for Commercial Improvements, Commercial Façade Improvements, Housing Rehabilitation Assistance, First Time Homebuyer, and Redevelopment Project Pre-development activities

Community Outreach and Support

- Continued to meet with Municipal Advisory Councils, business associations, community design review committees, and other local community groups in the three Project Areas to present information and discuss Redevelopment projects and programs
- Prepared a mid-term status report for the North Lake Tahoe Five Year Implementation Plan and presented it to the North Tahoe Regional Advisory Council as well as at an Agency Board public hearing
- Overhauled the Agency web page to provide extensive project and program updates, new maps and photos, and a more user friendly interface, including additional links to other County and outside agency sources of valuable information
- Continued to provide financial and technical support for the operation of the North Tahoe Business Association and the Tahoe City Downtown Association

Commercial and Infrastructure Development

- At the Swiss Mart and Ronning properties in Kings Beach completed soil remediation and reporting activities in conformance with the Lahontan Regional Water Quality Control Board (LRWQCB) requirements; awaiting the results of additional well monitoring and LRWQCB clearance communications
- Completed site clearance, resident relocation assistance activities, and fencing installation at Agency-owned properties at the Kings Beach Eastern Gateway site
- Completed fabrication and installation of a new Kings Beach Gateway Monument Sign
- Completed design and Caltrans permit processing and issued a bid solicitation package for fabrication and installation of two new Tahoe City Gateway Monument Signs
- Provided financial and technical staff support, which resulted in County Board and TRPA Governing Board certification of environmental documents and County Board approval of the Kings Beach Commercial Core Improvement Project; the project was subsequently stalled by a legal challenge
- Supported five development projects in Kings Beach to receive TRPA Governing Board endorsements and one year extensions of designations for the Community Enhancement Program (CEP)
- Approved a \$500,000 Pre-development Loan Agreement with BB, LLC and assisted the proposed development in the submittal of complete plans and permit applications for its proposed Kings Beach Mixed Use Town Center project
- Assisted the Ferrari Family Resort CEP project with technical assistance and coordination for planning, design, and opportunities and constraints analysis

- Provided funding assistance for the County's completion of a Kings Beach stormwater management model and water quality improvements master plan
- Approved funding support for the Tahoe City Wye Improvements project
- Approved funding support for the Tahoe City Transit Center project, which completed design and environmental certification and is scheduled for construction beginning in late 2009
- Supported the planning and design coordination efforts for the proposed North Tahoe Bio-mass Co-generation Project
- Coordinated strategic planning efforts with the North Tahoe Public Utilities District in order to enable future Agency support for NTPUD public facility improvement projects
- Advanced discussions with Kings Beach property owners, which are expected to lead to the Agency acquisition of additional commercial property for future public facilities and mixed-use development
- Assisted TRPA in the technical review of studies and draft plans leading to an update of the Tahoe Regional Plan
- Approved Commercial Improvement and Façade Improvement Loans for the following North Auburn Project Area businesses: Confluence Kitchen \$116,054, Oak Fire Barbecue Restaurant \$19,024, Potter Commercial Building \$57,000 and Dutch Brothers Coffee \$11,966
- Completed design and processed Caltrans and County permit approvals for the installation of public improvements adjacent to the Rock Creek Plaza Shopping Center; construction is planned to begin in late 2009
- Completed a master plan for all proposed public improvements within the Highway 49 Corridor in the North Auburn Project Area and began full engineering and design of Phase I improvements between Education Street and New Airport Road
- Began construction of a new sewer lift station and siphon improvements to remedy current sewer system deficiencies and upgrade capacity in the Project Area
- Assisted the completion of the Auburn Plaza Shopping Center and associated Highway 49 and other related infrastructure improvements; supported the design and permit processing for Phase II of the project
- Completed a market impact study for a proposed commercial big box project in North Auburn
- Approved \$2,500,000 in funding for the Highway 65/Sunset Boulevard Interchange Project, which is currently in construction
- Approved \$1,000,000 in funding to support the expansion of the Sunset Industrial Area fire station
- Provided support and coordination for the Sunset Industrial Area business coalition

Affordable Housing

- Assisted Domus Development, through its Pre-development Loan Agreement and Option Agreement to substantially complete design and engineering work and prepare for funding applications for its proposed Kings Beach Scattered Sites Housing Project; the Agency was granted \$3,300,000 in State Infill Infrastructure funds to finance public improvements required for the project
- Prepared a relocation plan for the Kings Beach Scattered Sites Housing Project
- Completed a Kings Beach Housing Conditions Survey
- Continued technical and coordination support for the Vista Village housing project as the project has been redesigned and resubmitted to the County and TRPA for review and permit processing
- Instituted foreclosure proceedings on a failed housing loan and reached a settlement with the loan recipient which resulted in the Agency obtaining title to a 6.2 acre vacant site within the North Auburn Project Area
- Released a request for proposals for development of the Agency's 6.2 acre site
- Assisted the County Planning Department in the preparation and successful processing of an update to the County Housing Element
- Applied to the State for an \$867,000 Neighborhood Stabilization Program grant in order to address local problems of foreclosed and neglected residential properties
- Provided funding assistance for the completion and successful opening of a new domestic violence shelter in North Auburn
- Continued financial assistance for the Seniors First handyman assistance program
- Issued three First Time Homebuyer Loans for a total of \$182,330
- Issued one Housing Rehabilitation Assistance Loan for \$106,401